



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PARCEL MAP NO. 061764

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE 10-16-2007	

APPLICANT Jeff & Tiffany Wong		OWNER Jeff & Tiffany Wong		REPRESENTATIVE Tritech Associates, Inc.					
REQUEST Tentative Parcel Map: To create one (1) multifamily lot with two (2) detached condominium units on 0.45 acres									
LOCATION/ADDRESS 6825 Lotus Ave.			ZONED DISTRICT South Santa Anita/Temple City						
ACCESS Lotus Ave.			COMMUNITY East Pasadena-San Gabriel						
			EXISTING ZONING R-A (Residential Agricultural—5,000 Square Foot Minimum Required Lot Area)						
SIZE 0.45 gross/0.39 net acres	EXISTING LAND USE Single family residence		SHAPE Rectangular	TOPOGRAPHY Level					
SURROUNDING LAND USES & ZONING									
North: Single-family residences/R-A			East: Single-family residences/R-A						
South: Single-family residences/R-A			West: Single-family residences/R-A						
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	CONSISTENCY				
Los Angeles Countywide General Plan		1-Low Density (1-6 DU/AC)		Two d.u.	Yes				
ENVIRONMENTAL STATUS Categorical Exemption—Class 15									
DESCRIPTION OF SITE PLAN The tentative parcel map and exhibit map dated April 23, 2007, depict one lot on 0.45 gross acres with two (2) detached condominium units. The project site contains one single family residence to remain and be remodeled, and one garage to be removed. 24 cubic yards of grading is proposed on the project site.									
KEY ISSUES Project must comply with the East Pasadena—San Gabriel Community Standards District requirements including minimum front yard depth, side yard setbacks, rear yard setbacks, 50% front yard softscape, and total lot coverage. These will be ensured at the time of building permit issuance. Existing house proposed as Unit No. 1 has existing six-foot side yard setback, which is less than the 10 feet required by the CSD. This is acceptable as the house was constructed in 1953, prior to the adoption of the CSD, and complied with provisions in effect at that time.									

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL

☐ DENIAL

☐ No improvements

_____ 20 Acre Lots

_____ 10 Acre Lots

_____ 2½ Acre Lots

_____ Sect 191.2

☒ Street improvements

_____ Paving

☒ Curbs and Gutters

☒ Street Lights

☒ Street Trees

_____ Inverted Shoulder

☒ Sidewalks

_____ Off Site Paving _____ ft.

☐ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer

☐ Septic Tanks

☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

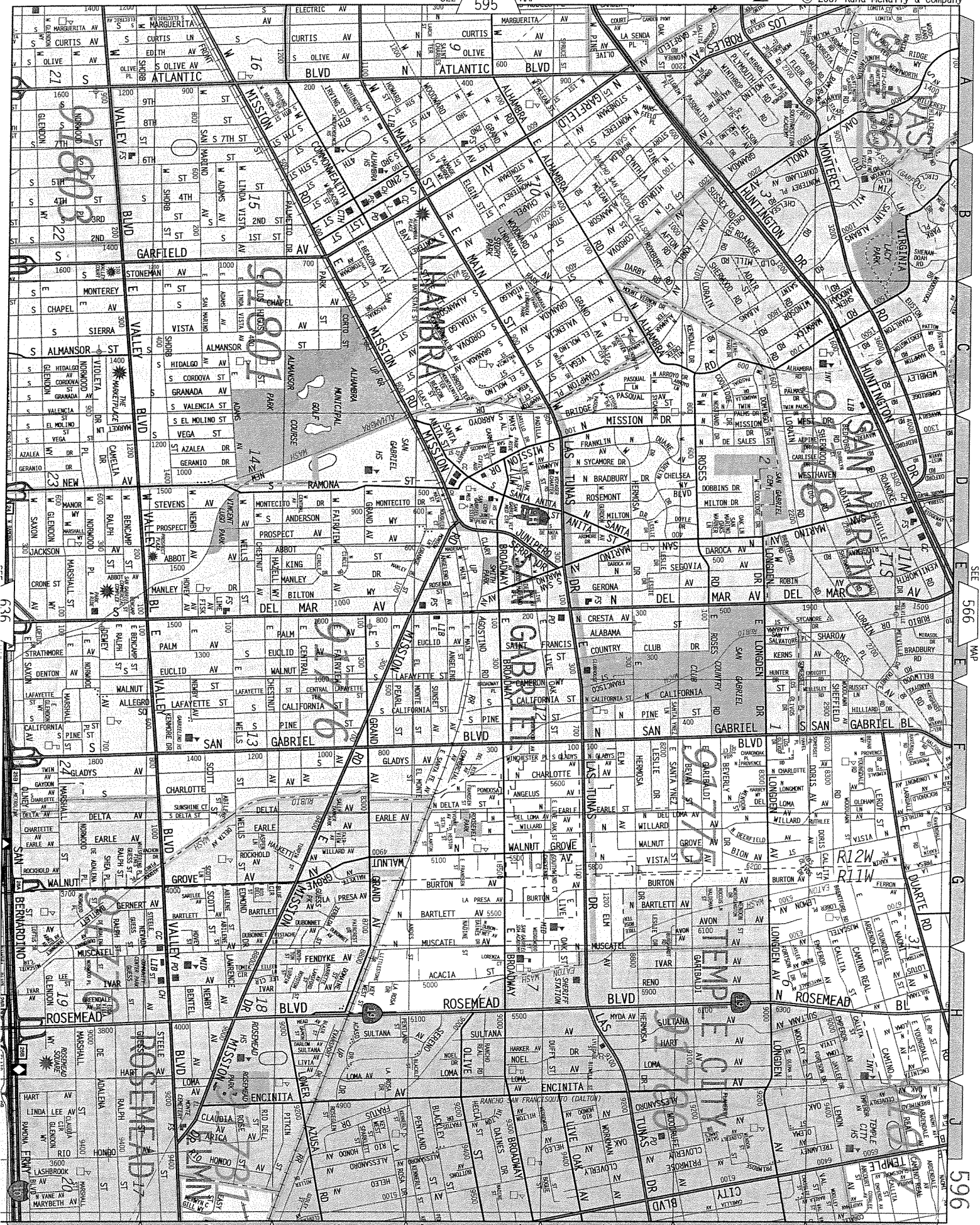
Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS





Legend

- | Zoning (Boundary) | |
|-------------------|-------------------------------------|
| | Parcel Boundary |
| | Arterial Street |
| | Freeway |
| | Master Plan of Highways |
| | Expressway - (e) |
| | Expressway - (p) |
| | Lid. Secondary Highway - (e) |
| | Lid. Secondary Highway - (p) |
| | Freeway - (e) |
| | Freeway - (p) |
| | Major Highway - (e) |
| | Major Highway - (p) |
| | Secondary Highway - (e) |
| | Secondary Highway - (p) |
| | (e)-Existing (p)-Proposed |
| | Railroad or Rapid Transit |
| | Rapid Transit |
| | Underground Rapid Transit |
| | Significant Ridgelines |
| | Classic CSD Boundary |
| | SMMA Significant |
| | Conservation Tract (2000) |
| | Assessor Map Book (AMB) Bay |
| | Zoning Internal Map Grid |
| | USGS Quad Sheet Grid |
| | TIB Internal Map Grid |
| | Very High Fire Hazard Severity Zone |
| | Community Standards District CSD |
| | CSD Area Specific Boundary |
| | GHIA (Coast Only) |
| | Ecological Area |
| | Section Line |
| | Township and Range |
| | National Forest (EOD) |
| | Transit Oriented District (TOD) |
| | Beach District (ZD) |
| | Supervisory District Boundary |
| | Safety Related Stations (From TB) |
| | Fire Station |
| | Highway Patrol |
| | Police Station |
| | Fire Station |
| | Shoreline |
| | Inland Waterbody |
| | Perennial Wetland |
| | Dry |

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



**TENTATIVE PARCEL MAP NO. 061764
STAFF ANALYSIS
FOR OCTOBER 16, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Jeff & Tiffany Wong, proposes a creation of one (1) multifamily lot with two (2) detached condominium units on approximately 0.45 gross acres. The proposal requires approval of Tentative Parcel Map No. 061764 ("PM 061764") for the subdivision.

The subject property is located at 6825 Lotus Avenue between Duarte Road and Naomi Avenue in the South Santa Anita/Temple City Zoned District. Access to the subject property is provided by Lotus Avenue. The project is proposing 24 cubic yards of fill grading.

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD and existing R-A (Residential Agricultural—5,000 Square Foot Minimum Required Lot Area) Zone.

DESCRIPTION OF PROJECT PROPERTY

Location: The property is located at 6825 Lotus Avenue between Duarte Road and Naomi Avenue in the South Santa Anita-Temple City Zoned District in the unincorporated community of East Pasadena-San Gabriel in the San Gabriel Valley.

Physical Features: The subject property is approximately 0.45 gross acres in size and comprised of one lot. The property is rectangular in shape with level terrain. One single family home exists on the subject property, and it is intended to remain.

Access: The property has frontage on Lotus Avenue, a 60-foot-wide improved street.

Services: Domestic water service will be provided by the Sunny Slope Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 15. The project is within the boundaries of the San Marino Unified School District.

ENTITLEMENTS REQUESTED

Tentative Parcel Map: The applicant requests approval of Tentative PM 061764 to create one (1) multifamily lot with two (2) detached condominium units on approximately 0.45

gross acres.

EXISTING ZONING

Subject Property: The subject property is zoned R-A.

Surrounding Properties: Surrounding zoning is R-A to the north, east, and west and R-1 (Single Family Residential—5,000 Square Foot Minimum Required Lot Area) to the south.

EXISTING LAND USES

Subject Property: The subject property consists of one lot improved with one single-family residence to be remodeled, and one garage to be demolished. An existing pool is also intended to remain.

Surrounding Properties: Surrounding uses are single family residences with one duplex and one apartment building at the intersection of Lotus Avenue and Duarte Road.

PREVIOUS CASE/ZONING HISTORY

The current R-A zoning on the subject property became effective on October 9, 1953 following the adoption of Ordinance Number 6287. The CSD became effective on October 28, 2003, following the adoption of Ordinance Number 2003-0074. There are no previous cases on this APN.

PROJECT DESCRIPTION

PM 061764 and Exhibit Map dated April 23, 2007 depicts a residential development of one (1) multifamily lot with two (2) detached condominium units on approximately 0.45 gross acres. The project site is improved with one single-family residence, which will remain and be remodeled. The existing garage is proposed to be demolished and a new garage for Unit No. 1 to be constructed. An existing pool is scheduled to remain. A gate is proposed in the driveway for access to Unit No. 2.

The project's main access is Lotus Avenue, a 60-foot-wide improved street. The project is proposing 24 cubic yards of grading.

Proposed street improvements include street lights and street trees. Additional sidewalk pop-out is also required along property frontage on Lotus Avenue in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of the Los Angeles County Department of Public Works ("Public Works"). New utilities less than 50 KV are to be underground.

No trail easements are proposed for this subdivision.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and depicted within the Low Density Residential category on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant's proposal to create one lot, approximately two (2) dwelling units per acre, is consistent with the density allowed under the land use category.

Additional applicable General Plan policies and goals include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

EAST PASADENA-SAN GABRIEL CSD

Pursuant to Section 22.44.135 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the CSD. These include

- Minimum front yard depth shall be the average depth of front yards on the same side of the street on the same block. The applicant has provided a chart on the exhibit map that indicates the average front yard setback for this block is approximately 29 feet 7 inches. The applicant has provided a front yard setback of 29 feet 6 inches.
- Minimum side yard width shall be 10 percent of the average lot width. The average lot width is 90 feet. The side yard setback must be at least 9 feet. The side yard setbacks are at least 14 feet to the new construction, though the existing house to remain has a 6 foot side yard setback to the south.
- Minimum rear yard depth shall be 30 feet. The rear yard is 30 feet deep.
- Maximum lot coverage if there are multiple residential buildings on the same lot shall be 50 percent of the net lot area. The total floor area of the two buildings is approximately 4,080 square feet, less than 50 percent of the net lot area (8,415 square feet).
- Minimum of 50 percent of the required front yard shall contain softscape landscaping. Applicant must submit a Revised Exhibit "A" prior to final map approval that indicates 50 percent front yard landscaping.
- Minimum distance of 10 feet shall be required between all main residential buildings not more than 17 feet in height and 20 feet between all main residential buildings more than 17 feet in height established on the same parcel of land. The applicant has provided 20 feet between main residential buildings, as indicated on the Exhibit "A" dated April 23, 2007.

At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and County Code.

ENVIRONMENTAL DOCUMENTATION

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Under a Class 15 Categorical Exemption, division of property in urbanized areas zoned for residential use into four or fewer parcels are exempt from provisions of CEQA.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public

Health. The Subdivision Committee has reviewed the tentative parcel map and exhibit map dated April 23, 2007, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On September 12, 2007, approximately 378 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property, of which 13 were returned. The public hearing notice was published in The San Gabriel Tribune and La Opinion on September 18 and September 15, 2007, respectively. Project materials, including tentative parcel map, exhibit map, land use map and draft conditions were received at the Los Angeles County Public Library, San Gabriel Community Library, on September 14, 2007. A public hearing notice was posted on the subject property fronting Lotus Avenue on September 14, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, one letter has been received from the public regarding this project. The concerns expressed were traffic, air pollution, noise pollution, and parking.

STAFF EVALUATION

The proposed development is consistent with provisions of the General Plan. The subject property is currently depicted within the Low Density Residential land use category of the General Plan. Based on the acreage shown on the tentative parcel map submitted, the subject property yields a maximum of two dwelling units. The project proposes two dwelling units and is consistent with the density allowed under the land use category. The proposed project is also consistent with the existing lot sizes and character of the surrounding area. The fill amount of 24 cubic yards is considered part of the project design, and does not require a separate entitlement.

The existing garage will be demolished; a new garage for Unit No. 1 is required prior to final map approval.

One front yard tree per lot is required by the CSD. Staff recommends an additional two trees for a total of three trees.

In order to comply with notice requirements, staff recommends a continuance to the November 6, 2007, Hearing Officer public hearing. This will allow the full 30 days to pass from the date advertising appeared in the San Gabriel Valley Tribune, instead of the 29 days that have passed as of this hearing date.

STAFF RECOMMENDATION

TENTATIVE PARCEL MAP NO. 061764
Staff Report

PAGE 6 OF 6

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer not open the public hearing and continue the public hearing to November 6, 2007,

Attachments:

- Factual
- Draft Conditions
- Tentative Parcel Map No. 061764 and Exhibit Map dated April 23, 2007
- Land Use Map
- GIS-NET Map
- Photographs
- Correspondence

SMT:DCK:dck
10/11/07

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the area requirements of the R-A zone, and the East Pasadena-San Gabriel Community Standards District.
2. Place the following note as stated on the final map: "Parcel 1 of this map is approved as a condominium project for a total of two detached residential units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easement for the units." Place this note to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and Los Angeles County Department of Public Works ("Public Works").
3. Submit a copy of the Covenants, Conditions, and Restrictions ("CC&R's") to Regional Planning for review and approval.
4. Label the driveway as "Private Driveway and Firelane" on the final map.
5. Post the driveway with "No Parking—Fire Lane" signs and provide for its continued enforcement in the CC&R's. Submit a copy of the document to be recorded to the Department of Regional Planning for approval prior to final map approval.
6. Provide in the CC&R's a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&R's a method for continual maintenance of the common areas, including the driveways and the lighting system along the walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. A final parcel map is required for this land division. A parcel map waiver is not allowed.
9. The subdivider or the current owner shall plant at least one tree within the front yard of each parcel with recommendation of one extra tree for a total of two trees. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning. Prior to final map approval, a bond shall be

posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

10. Demolish existing garage and provide proof of demolition of existing prior to final map approval.
11. Construct a new garage for Unit 1 as depicted on the approved exhibit map dated April 23, 2007. Provide proof of construction prior to final map approval.
12. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE PARCEL MAP NO. 061764**

**MAP DATE 4-23-07
EXHIBIT MAP DATE 4-23-07**

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 061764 (Rev.)

TENTATIVE MAP DATED 04-23-2007
EXHIBIT MAP DATED 04-23-2007

Page 1/3

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Thirty days prior to requesting final approval of the tract/parcel map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
12. Remove and reconstruct part of the existing house for Unit 1 as shown on the tentative/exhibit maps prior to final map approval. Building permits and/or demolition permits are required from the Building and Safety office.
13. Construct a new garage for Unit 1 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
14. Quitclaim or relocate easements running through proposed structures.

15. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
16. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
HYDROLOGY, DRAINAGE, AND GRADING UNIT

PARCEL MAP NO. 061764

REVISED TENTATIVE MAP DATED 04/23/07
EXHIBIT MAP 04/23/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

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GRADING CONDITIONS:

1. Comply with the requirements of the drainage concept / hydrology study plan which was conceptually approved on 11/30/06 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

By
JR

DIEGO G. RIVERA

Date 05/21/06 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP _____ 61764
 SUBDIVIDER _____ Wong
 ENGINEER _____ Trittech Associates, Inc.
 GEOLOGIST _____
 SOILS ENGINEER _____

TENTATIVE MAP DATED _____ 4/23/07 (Revision)
 LOCATION _____ San Gabriel
 GRADING BY SUBDIVIDER [] (Y or N)
 REPORT DATE _____
 REPORT DATE _____

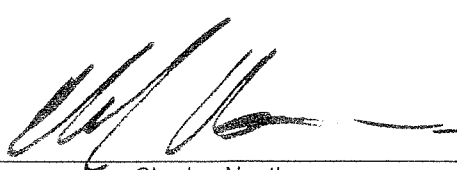
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

The Final Map does **not** need to be reviewed by GMED.

Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

The Soils Engineering review dated 5/24/07 is attached.

Prepared by  _____ Reviewed by _____ Date 5/23/07

Charles Nestle

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 5.0
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 61764
Location 6825 Lotus Avenue, San Gabriel
Developer/Owner Jeff and Tiffany Wong
Engineer/Architect Tritech Associates, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 4/23/07
Previous Review Sheet Dated 10/23/06

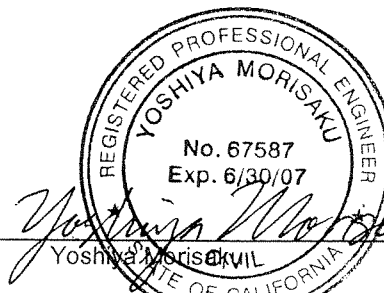
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by



Date 5/24/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\Yosh\61764TentTa

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any displaced, broken, or damaged driveway apron and pavement along the property frontage on Lotus Avenue.
2. Construct curb and gutter (20 feet from centerline) along the property frontage on Lotus Avenue to the satisfaction of Public Works.
3. Construct parkway improvements (driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Lotus Avenue to the satisfaction of Public Works.
4. Remove the walkway stairs and decorative rocks from road right of way along the property frontage on Lotus Avenue.
5. Plant street trees along the property frontage on Lotus Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Lotus Avenue along the property frontage to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 061764 (Rev.)

Page 2/2

TENTATIVE MAP DATED 04-23-2007
EXHIBIT MAP DATED 04-23-2007

7. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.

HW

Prepared by John Chin
pm61764r-rev3.doc

Phone (626) 458-4915

Date 05-17-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 61764 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-23-2007
EXHIBIT MAP DATED 04-23-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. Approved without conditions. There is existing sewer in the area.

HW
Prepared by Imelda Ng
pm61764s-rev3.doc

Phone (626) 458-4921

Date 05-29-2007

TENTATIVE MAP DATED 04-23-2007
EXHIBIT MAP DATED 04-23-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Lana Radle
pm61764w-rev3.doc

Phone (626) 458-4921

Date 05-24-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP- Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM061764 Map Date April 23, 2007 - Ex. A

C.U.P. _____ Vicinity Map Puente

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: The indicated width of 15' is adequate for the required access. The access shall be clearly depicted and noted on the final map. The automatic gate shall comply with Regulation 5, indicate compliance prior to occupancy.

By Inspector: Juan C. Padilla *JP* Date June 1, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM061764 Tentative Map Date April 23, 2007 - Ex. A

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location:
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: As per water availability form received from Sunny Slope Water Company (12-20-2004)

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 1, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 61764 DRP Map Date: 04/23/2007 SCM Date: / / Report Date: 05/30/2007
Park Planning Area # 42 WEST SAN GABRIEL VALLEY Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,787

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,787 in-lieu fees.

Trails:

No trails.

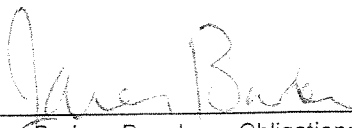
Comments:

Proposed to subdivide one (1) lot into two (2) single family lots, with credit for one (1) existing house to remain, net density increase of one (1) lot.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
May 30, 2007 09:25:42
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # **61764** DRP Map Date: **04/23/2007** SMC Date: / / Report Date: **05/30/2007**
Park Planning Area # **42** **WEST SAN GABRIEL VALLEY** Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2** = Proposed Units **1** + Exempt Units **1**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	1	0.01
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$378,708	\$3,787

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$378,708	\$3,787



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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May 31, 2007

RFS No. 07-0011970

Parcel Map No. 061764

Vicinity: Temple City

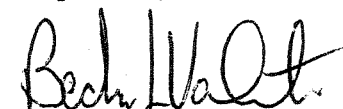
Tentative Parcel Map Date: April 23, 2007 (3rd Revision)

The County Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 061764** is cleared for public hearing. The following conditions still apply and are in force:

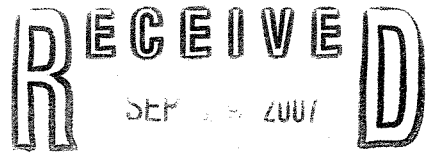
1. Potable water will be supplied by the **Sunny Slope Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program

Date: September 17, 2007



Attn: Mr. Donald Kress
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: Tentative Parcel Map No. 061764

Dear Mr. Kress,

We are the homeowners who live on 6827 Sultana Ave., San Gabriel, CA. We are writing this letter to oppose the development of one single family home and two detached condominiums on 0.45 acres. Subject area is predominately single family residence and we would like to keep it this way. We are against any new developments in this area that would increase the population density of this area, thus putting more stress on auto traffic, air pollution, noise pollution, and auto parking spaces. These previously mentioned issues could alter the characteristics of this neighborhood and negatively affect the home value of this area. For any questions, please feel free to call us at 626-372-0521. Thank you.

Sincerely,

Two handwritten signatures are shown. The first signature is for Fred Wu and the second is for Anita Mok. Both are written in dark ink.

Fred Wu and Anita Mok, Homeowners
6827 Sultana Ave., San Gabriel, CA

PM 061764 6825 Lotus Ave. photos Oct. 7, '07 DCKress, planner



ABOVE: 6825 Lotus Ave., facing generally west.

BELOW: 6825 Lotus Ave. facing southwest

